



# BUXTED

## PARISH COUNCIL

**Clerks: Miss B Macklen & Mrs C Feltham, PO Box 202, Heathfield, East Sussex TN21 1BN**  
**t: 01435 812798 e: clerk@buxted-pc.gov.uk w:buxtedparishcouncil.gov.uk**

12<sup>th</sup> July 2023

### **MINUTES OF THE PLANNING COMMITTEE 11<sup>th</sup> July 2023**

Minutes of the Buxted Parish Council Planning Committee meeting, which took place at 7.00 p.m. on Tuesday 11<sup>th</sup> July 2023 in Five Ash Down Village Hall.

**Present: Cllr Wilson (Chair), Cllr Blandford, Cllr Rose, Cllr Humphrey, Cllr Duck, Cllr Smith, Cllr Coxon, Cllr Marshall, Cllr Roberts and ESCC Cllr Galley.**

**Members of public: 13 members of the public present.**

**Also in attendance: Simon Cocks from Greymoor Homes – who spoke about Greymoor now being owners of the site and was in attendance to address any concerns from the parish council on the outline application for 35 houses in Five Ash Down.**

**Cllr Blandford advised that a group of local residents did come back with a list of points that they would like to point out to the developer. Cllr Blandford read out some of these points, and members approved for the list to be emailed to Simon Cocks. Simon Cocks will then look at addressing the points.**

**Members from the parish council commented on the traffic lights/access at this site was very poor. Cllr Humphrey queried if the main road into the site would be adopted by ESCC Highways. Simon Cocks advised that ESCC Highways usually decline to adopt the whole road but would adopt the junction. Cllr Humphrey also enquired if the site would be open to all residents of the village, and the answer was yes.**

**Cllr Coxon commented that Portuguese laurel is now not appropriate to use.**

**A parishioner spoke in connection with their objections to [WD/2023/1096/FR](#) (PIPPINS, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4BE).**

**The works that have already been undertaken at this site have been built outside of the planning application that was granted, and much of the site has now been built.**

**The terrace is currently 8m long, and the owners have been asked to reduce to 4m, however, it will still overlook the neighbour's property. It will lead to a total loss of privacy of the garden and seating area. The garden level has also been raised considerably – possibly up to 2metres higher than it was. It has been filled in with spoil from the building works and believe from other sites too.**

**The extension has been built far larger than was authorised; 6.4m instead of 4.9m.**

**The property has been built right up to the neighbour's border with no room for access allowed.**

**Neighbouring properties have suffered significant run off already.**

**The terrace should have been built on a lower level, as shown in their original design and access statement.**

**Another parishioner commented on how this was a massive overdevelopment of the site, leaving another neighbour without any privacy in the garden whatsoever. The measurement on the newly submitted plans are also not accurate, when considering the impact on the neighbouring properties. It is now a 4-storey house with an additional staircase into the basement.**

**It is also a safety concern for young children who live at this property for such a high terrace.**

A third parishioner also complained about the loss of privacy.

A parishioner asked about agenda item 6.1 Mockbegger site. He was advised it was purely on the agenda for noting as, it had been refused.

(9 members of the public left the meeting at 1926 hours).

1. Apologies for absence.  
None
2. To approve the minutes of the previous meeting  
The minutes of 13<sup>th</sup> June were approved and signed.
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda  
Cllr Duck declared a personal interest in agenda item 4.2 as she knows the applicants.  
Cllr Rose declared an interest in agenda item 4.5 as he knows the applicants.
4. **Planning Applications**
  - 4.1 **Application: WD/2023/1453/F**  
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162304>  
Expiry date for comments: 30<sup>th</sup> June (extension granted to 12<sup>th</sup> July 2023)  
Location: GROVEWOOD, 7 BROAD OAK, BUXTED, TN22 4JX  
Description: low level, wall-mounted installation of two external inverter heat pumps, to provide heating, cooling and air filtration  
Buxted Parish Council response to WDC: no objections
  - 4.2 **Application: WD/2023/1022/F**  
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=161794>  
Expiry date for comments: 30<sup>th</sup> June (extension granted to 12<sup>th</sup> July 2023)  
Location: WHITE COPPICE FARM, HURSTWOOD ROAD, HIGH HURSTWOOD, TN22 4BJ  
Description: Single storey side addition. Installation of solar panels at ground level.  
Buxted Parish Council response to WDC: no objections.
  - 4.3 **Application: WD/2023/1502/FA**  
Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162370>  
Expiry date for comments: 12<sup>th</sup> July 2023  
Location: MALUS, CHURCH ROAD, BUXTED, TN22 4LT  
Description: variation of condition 9 of WD/2020/1857/F (proposed dwelling) revised drawings submitted.  
Buxted Parish Council response to WDC: members considered this application, and their objection still stands.
  - 4.4 **Application: [WD/2023/1096/FR](#)**  
Expiry date for comments: 10<sup>th</sup> July 2023  
Location: PIPPINS, HURSTWOOD ROAD, HIGH HURSTWOOD, BUXTED, TN22 4BE  
Description: retention of dormer and single-storey side/rear extension as built including log store with proposed fenestration alterations. Partial demolition of unauthorised terrace and undercroft to rear to retain reduced external terrace and create a garden room/pool plant room at a lower level. Installation of retaining wall along north-western boundary.  
Buxted Parish Council response to WDC: OBJECT.  
Members commented how the plans shown are not true to what has been built and would request the WDC would undertake the necessary enforcement action to return the building to the original

approved plans (even though they lacked detail).

Members also noted that it was reported that some spoil used to level the garden was bought from elsewhere which we understand is a breach of environmental regulations.

**4.5 Application: WD/2023/1616/F**

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162509>

Expiry date for comments: 20TH July 2023

Location: HURSTWOOD FARM, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AN

Description: erection of agricultural barn relocation of manure store regularisation of minor amendment to planning application WD/2022/1094/F.

Buxted Parish Council response to WDC: no objection

**4.6 Application: WD/2023/1632/F**

Link to documents on web: <https://planning.wealden.gov.uk/plandisp.aspx?recno=162532>

Expiry date for comments: 20TH July 2023

Location: HEATHER COTTAGE, ROYAL OAK LANE, HIGH HURSTWOOD, BUXTED, TN22 4AN

Description: demolition of existing dwelling and garage and construction of replacement dwelling and two-bay garage.

Buxted Parish Council response to WDC: no objection

**4.7 Applications received after the publication of this agenda, but available on the WDC website:**

Application: [WD/2023/1043/F](#)

Expiry date for comments: 21 July 2023

Location: SCOUT HALL, FRAMFIELD ROAD, BUXTED, TN22 4LE

Description: demolition of existing scout hut and erection of new single storey building to serve as Scout Headquarters **Amended and Additional Plans**

The land on which the new scout hut is proposed is leased land from the Ionides Trust. Members wish to point out that the for the record the access track, is outlined in red, is not on their leased land but is part of the overall community land. Members would have liked to see this drawn as a dotted line.

Members continue to remain concerned about the lack of information about how the site, on completion, will fit in with the rest of the public Ionides land. In pre-planning talks the Scout Group promised to make good and improve that land which may be affected outside their leased land, therefore, members insist that suitable landscape plans should be produced before building commences.

Buxted Parish Council planning committee request that Wealden District Council (WDC) work with us over conditions and final plans to make sure that the public shared landscape is not damaged, and, if possible, improved. In addition, the back wall of the hut (NE), where it is marked on the plan 'hedge to retained' is share with the neighbouring property. The building, at this point is cut into the bank at least a metre in some places and the plans totally lack any details as to what scale and size wall is needed in this place. On the plans it is impossible to tell whether this will bring the overall footprint of the building and its retaining wall beyond the leased line.

When the planning permission was obtained for the new village hall, WDC were well aware that there was already a scout hut located immediately behind the proposed new hall. At that point in time, they were happy to have two buildings on site and members would say that they have already set a precedent for two buildings practically adjacent to each other and with shared access. Moreover, WDC have given permission for two houses in the back gardens which adjoining the Ionides Land. These are now being built and tower over the hedge line, dwarfing the current scout hut, so any idea of a rural field has now been lost.

Members recommend **approval** subject to the following points:

That WDC work with the parish council over conditions and final plans to make sure that the public shared landscape is not damaged, and, if possible, improved. In addition, the back wall of the hut (NE), where it is marked on the plan 'hedge to retained' is shared with the neighbouring property. The building, at this point is cut into the bank at least a metre along its length and the current plans totally lacks any details as to what scale and size wall is needed in this place. Members also require detailed landscape plans for the site, bearing in mind some works will inevitably take place outside of their leased area and connections to drains maybe required. If spoil is to be retained on site we will need to know, if advance, how much there will be, and exactly where it will be placed (or not). If these requests are not complied with, we ask that WDC withhold permission for the building to take place, until all these reasonable requests have been complied with. We re-iterate that this is mostly a public shared space for which the Ionides Trust are responsible for.

5. **Applications considered by email due to the deadline set by WDC: *None***

6. **Applications determined/updated by Wealden District Council**

6.1 Application: WD/2022/0648/MAO

Description: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS

Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA

Decision: Refused

6.2 Application: WD/2023/0063/PO

Description: discharge of S52 agreement dated 23 October 1984 attached to planning permission WD/1984/1295/F (agricultural dwelling for Manager).

Location: POUND GREEN NURSERY, POUND GREEN, BUXTED, TN22 4PH

Decision: Revoke the section 106 obligation

6.3 Application No. WD/2023/1154/LB

Description: repair to ground floor internal material finish following flood damage.

Location: THE OLD MILL, STATION ROAD, BUXTED, TN22 4DP

Decision: approved

Comment from Cllr Coxon met with the applicants for The Old Mill and was dismayed that it had taken 7 months for this application to be approved. During this time the occupants have been unable to use this floor of their building, including their kitchen.

7. **Appeals/Enforcement**

8. **Applications of note being considered by WDC Planning Committee**

9. **Other issues for consideration.**

10. **Any urgent matters.**

**Meeting closed: 1954 hours**